



HISTORIC MOUNT PLEASANT JOURNAL

Living in an Historic District: Does your front yard really belong to you?

April 2023

Welcome to our first Historic Mount Pleasant (HMP) Monthly Newsletter. Our goal is to inform community members about historic district permit requirements, common technical issues and solutions, and other aspects of the historic district, including its history.

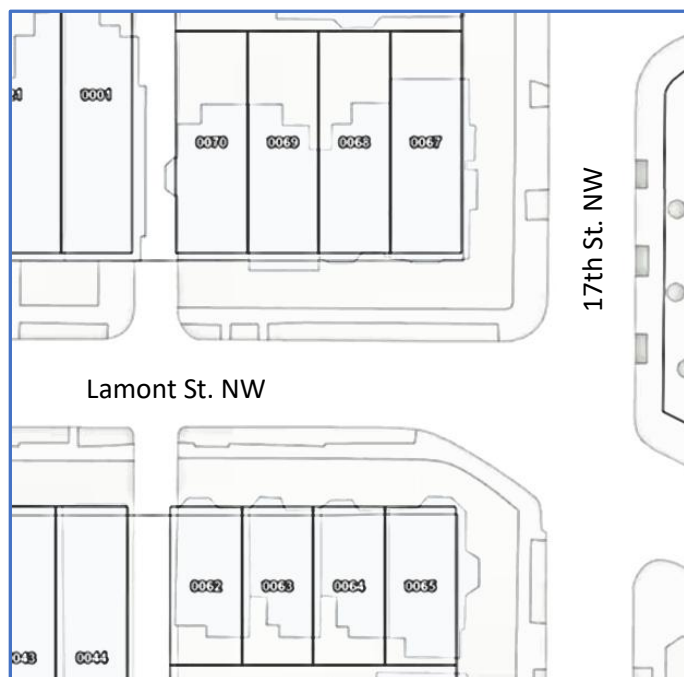
By Jonathan Herz

THE “PARKING” IS SELDOM FOR CARS.

Odds are, that all or most of the space between the front of your home and the curb is actually in the public right-of-way and belongs to the District of Columbia – not you. This example, from the official [D.C. zoning map](#) shows individual lots and the yards and streets which are under the jurisdiction of the D.C. Department of Transportation (DDOT).

The 1870 Federal *Parking Act* designated the area immediately next to private property as park areas, still referred to as the “parking” or “[public parking](#),” to be maintained by the adjacent property owner. Property owners were encouraged to beautify and enhance this public space and required to maintain it “in a clean and safe condition.”

In 1871, the municipal government declared that it was “lawful to extend bay windows a distance of four feet beyond the building line” into the parking. One-story porches were also allowed, providing architectural variation that added to the park-like character of D.C.’s streets and avenues.



From the [DC Zoning map](#) showing 17th & Lamont

There are specific rules for what can be done in front of your home or business. A [permit](#) is required before you modify anything in the parking, including regrading and paving, and any construction; including walls, steps, and fences. In addition to obtaining DDOT permission for work, sign off by the [D.C. Historic Preservation Office](#) (HPO) is also required. [DDOT's Public Realm Design Manual](#) specifies policies and regulations for this area, and HPO's [Historic Preservation Guidelines](#) and [Historic District Guidelines](#) include their requirements, that are the basis for project design approval by the D.C. Historic Preservation Review Board (HPRB). Remember – almost any exterior work, like replacing windows and repointing, are subject to HPO design review under the D.C. preservation law. They also may require building permits. It is this process that protects important character-defining features of our historic properties and ensure compatibility of all such work.

Please let us know what issues are of interest to you and we will try to address them. Also, if you would like to write a brief article about a technical or historic subject, we look forward to hearing from you. Lastly, we are always looking for new Board members and welcome referrals!

MT. PLEASANT HISTORY

The [Library of Congress Chronicling America website](#) provides [access to historic newspapers](#), dating from 1777 to 1963. Below is a page from the [July 8, 1911 Evening Star](#) with advertisements for new houses on 19th Street between Park Road and Lamont, and in the 2000 block of Park Road, “a most high and healthy location.” The 19th Street houses are “admirably planned and finished with great care and taste,” and, as the ad says, “THESE HOMES ARE

These Beautiful Homes Are Situated on a Desirable Elevation, Overlooking Rock Creek Park Valley on Nineteenth Street Between Lamont Street and Park Road

And are just being completed by Lewis E. Breuninger. They have nine rooms, two modern bathrooms, are admirably planned and finished with great care and taste. The dining rooms have drop-beam ceilings; straight oak floors; two windows. Every room has sunlight and ventilation. The homes are equipped throughout with all latest improvements, the location being one of the attractive features.

PRICE, \$7,750. SIX SOLD.
TERMS VERY REASONABLE.
SAMPLE HOUSE, 3212 19TH ST.,
OPEN. SALESMEN ON PREMISES.

THESE HOMES ARE DUPLICATED ON TWENTY-EIGHTH ST. near CATHEDRAL AVE., just WEST OF CONNECTICUT AVE., in “Woodley Park.” ONE HOUSE IN THIS ROW SOLD.

SAMPLE HOUSE OPEN.
SALESMEN ON PREMISES.

N. L. Sansbury Co.,
Exclusive Agent,
719-21 13th Street N.W.

DUPLICATED
ON TWENTY-
EIGHTH ST.
near
CATHEDRAL
AVE., just WEST
OF
CONNECTICUT
AVE., in
“Woodley
Park.”

MIDDAUGH & SHANNON, Inc.,
NEW HOMES NOW UNDER CONSTRUCTION
On 20th st. at Park Road entrance to Rock Creek Park. FACING THE PARK. A most high and healthy location.



(The park opposite makes an enviable outlook.)

THE WHOLE LENGTH OF PARK ROAD AS A FASHIONABLE DRIVEWAY IS MARKED BY A HIGH RATE OF PROPERTY VALUES—WITH A STEADY RISE IN RATINGS IN THE DIRECTION OF THE PARK.

Located right at the entrance to the park, these homes possess the highest valuation, because the presence of the park opposite gives AN INCOMPARABLE BASIS OF VALUES.

We own all of the land facing Rock Creek Park, having bought it at 50 per cent less than any one else could purchase it. Therefore we can offer terms that only inspection can verify.

Price of the homes, \$7,750. Terms, \$1,200 cash and \$48.50 per month, including all interest. This is a very low monthly payment, as the homes will rent for more.

Nine large rooms, three toilets and shower; sleeping porch; hardwood floors; hot-water heat; large front yard and very deep back yard with old oak shade trees. All the comforts synonymous with our homes may be found here—bought alarms, fireless cookers, etc.

Sample house, 1911 20th street (Park road), is now finished and open every day until dark for inspection. ANY MT. PLEASANT STREET CAR WILL TAKE YOU TO PARK ROAD; then walk west to 20th st. and Park road.

MIDDAUGH & SHANNON, Inc., Owner
No place like home; no homes like ours.
SHANNON & LUCHS, Selling Agents, 713 14th St.

WASHINGTON, D. C., SATURDAY, JULY 8, 1933.

MIDDAUGH & SHANNON, Inc., NEW HOMES NOW UNDER CONSTRUCTION

On south at Park Road entrance to Rock Creek Park. FACING THE PARK. A most high and healthy location.



(The park appears makes an enviable outlook.)
THE WHOLE LENGTH OF PARK ROAD AS A FASHIONABLE DRIVEWAY IS MARKED BY A HIGH RATE OF PROPERTY VALUES—WITH A STEADY RISE IN RATING IN THE DIRECTION OF THE PARK.
Located right at the entrance to the park, these homes possess the highest valuation, because the presence of the park opposite gives AN INCOMPARABLE BASIS OF VALUES.
We own all of the land facing Rock Creek Park, having bought it at 10 per cent less than we now could purchase it. Therefore we can offer homes that only superior can equal.
Price of the homes, \$5,000. Terms, \$500 cash and \$450 per month, including all interest. This is a very low monthly payment, as the houses will rent for more.
Now large rooms, three bedrooms and shower; hardwood floors; two-master bath; large front yard and very deep back yard with old oak shade trees. All the comforts of modern living with one house may be lived here—larger, larger, larger, etc.
Sample house, 3121 14th St. N.W., is now finished and open every day until dark for inspection. ASK MY PLEASANT STREET CAR WILL TAKE YOU TO PARK ROAD; then walk west to south at Park road.

MIDDAUGH & SHANNON, Inc., Owner
No place like home; no home like ours.
SHANNON & LUCHS, Selling Agents, 713 14th St.

ANY builder's estimate will verify the saving of \$500 on the cost of this structure. This is deferred from the selling price for the benefit of the purchaser.



Showing the Simple Dignity of the Homes.

Find a \$500 house anywhere and compare features and details with those in these homes. The saving of \$500 is not a cost of skimping in materials or workmanship. It results through the averaging the cost and profit to the builder in connection with several houses in this operation. The larger the production—the less cost to the purchaser. This is the law in all industries, and does not affect the value or quality of either articles or homes.

TO JUDGE QUALITY

IN THE SURFACE TO WORK, BUT TO LOOK BEYOND THE OUTWARD SIGNS IS REQUIRED OF A SHREWD PURCHASER. THE HOME OWNER SHOULD KNOW WHAT HE IS GETTING.

Price, \$5,000

\$500 Cash. Including All Interest. \$450 Monthly.

The rooms and bath, pantry, electric and gas lighting, gas range, front and back porches, ample garden, light sky cellar and portable hot water range.

Take any walk or car to Park road. (Park road is a few squares north of Park road.)

NOTE: We have eight more (two two-story) houses here now being completed, and more than ten and two-half houses, each with a full hot-water heat and all modern and up-to-date improvements.

Sample house open every day until 6 p.m.

SHANNON & LUCHS,
713 14th St. N.W.

"Look for Our Green and White Signs."

Be One of the Conservative Home Buyers

INVEST YOUR EARNINGS IN

14th St. Property

Assuming the future to offer the same advantages as the past, this is the logical place to buy.

DESCRIPTION

Eight large outside rooms on two floors, finished attic. Width 24 feet. Large yards. Hardwood floors and trim. Roomy porches. Steel construction. Hot-water heat. Combination gas and electric fixtures. Every convenience known to modern home building.

\$6,500

Our six-room houses under construction have lots 150 feet deep.

Price, \$4,750

THINK OF IT!

Getting a home west of 14th st. with over 3,000 feet of ground. You cannot afford to overlook it.

To inspect, take any 14th st. car to Allison st. Sample house open every day until 9 p.m.

PHILLIPS & SAGER,
715 14th Street N.W.

\$4,500

Will Buy One of Our

Capitol Hill Homes

DESCRIPTION

Six large outside rooms. Hardwood trim throughout. Parquet floors. Gas and electric lighting. Beautiful porches front and rear.

Lots 21½x130 to 15-ft Alley.

Sample House Corner 3d and E Sts. S.E.

SEE THEM. EASY TERMS

PHILLIPS & SAGER,
715 14th Street N.W.

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719-21 13th Street N.W.

This Section That Attracts Universal Attention Saul's Addition

Results are the best testimonials of merit. An inspection of this property tells the complete story. Here has been an un-interrupted course of development. A number of new houses are now being completed and ready for occupancy. They contain from eight to ten rooms and bath and every modern convenience—a wide, grassy lawn around each home adds materially to the value and appearance.

We have beautiful building lots from 40 to 50 feet front. Every lot on grade, and all city improvements are in. Prices 30% lower than in adjoining subdivisions. If you are not ready to build, buy your lot. It will grow in value every day.

BRANCH OFFICE:

14TH AND DECATUR STS.
SALESMEN ON PREMISES.

N. L. Sansbury Co.,
Exclusive Agent,
719-21 13th Street N.W.

For Sale—Attention!
bargain hunters, capitalists and investors.

We offer what is considered by real estate dealers to be the greatest bargain ever offered in northwest dwellings.

These two beautiful stone and brick dwellings, 1735 and 1737 17th St. N.W., which were erected by Mr. T. F. Schneider, are offered by us exclusively for \$5,750. Only \$4,750!

The properties are in the heart of the city, near the Capitol, and are in a most desirable location. They are both two-story houses, with a full basement, and are in excellent condition. The houses are both finished with hardwood floors, and have a full hot-water heat system. The porches are both finished with a full railing, and are in excellent condition. The houses are both in excellent condition, and are in a most desirable location. They are both two-story houses, with a full basement, and are in excellent condition. The houses are both finished with hardwood floors, and have a full hot-water heat system. The porches are both finished with a full railing, and are in excellent condition. The houses are both in excellent condition, and are in a most desirable location.

Stone & Fairfax,
1342 New York Ave.